



**NOTICE OF DECISION  
PIKE COMMONS PRELIMINARY SHORT SUBDIVISION  
PSHP2016-00561**

**Date of Notice: September 24, 2018  
Appeal Period Ends October 15, 2018 at 5 PM**

**NOTICE IS HEREBY GIVEN** that on September 24, 2018, the City of Sammamish Department of Community Development issued a decision for Pike Commons Preliminary Short Subdivision, PSHP2016-00561. The Applicant proposes to subdivide two parcels totaling 2.12 acres into eight (8) single family residential lots with a common recreation area tract and stormwater detention tract. The existing residence will be demolished. The proposed development will take access from SE 21<sup>st</sup> Street.

This public notice was: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been given Preliminary Short Subdivision Approval.

**File Number:** PSHP2016-00561

**Date of Application:** December 30, 2016

**Date of Completeness Determination:** March 14, 2017

**Date of Notice of Application:** March 24, 2017

**Applicant:** Pike Commons, LLC., 34018 SE Indian Plum Street, Snoqualmie, WA 98065, P: (425) 394-6967, E: [meetvreddy@gmail.com](mailto:meetvreddy@gmail.com)

**Applicant Agent:** Dave Dougherty, 3011 Raven Crest, Bellingham, WA 98226, P: (425) 481-9687, E: [davesd49@gmail.com](mailto:davesd49@gmail.com)

**Project Location:** The proposed development is located at 22843 SE 21<sup>st</sup> Street and 22855 SE 21<sup>st</sup> Street in the City of Sammamish, Washington within SW Section 3, Township 24N, Range 6E. King County Assessor Tax Parcel Numbers: 0324069054 and 0324069037.

**State Environmental Policy Act (SEPA) Determination:** A SEPA Threshold Determination of Non-Significance was issued through the SEPA Optional DNS Process, pursuant to WAC 197-11-355. Additional environmental review is not required.

**Existing Documents Available for Review:** All documents are available to view by appointment with the Staff Project Planner Assigned. Additionally, a copy of all file documents, including the proposed site plan in a viewable format, can be found here: <https://spaces.hightail.com/space/spFyhIboJ3>.

**Staff Project Planner Assigned:** Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: [rharriman@sammamish.us](mailto:rharriman@sammamish.us)

**Appeal Period:** This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: October 15, 2018 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

*Inquiries regarding the application, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m. Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*